

# **BOARD OF DESIGN REVIEW MINUTES**

**July 13, 2000**

**CALL TO ORDER:** Chairman David Williams called the meeting to order at 6:41 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

**ROLL CALL:** Present were Chairman David Williams; Board Members Hal Beighley, Monty Edberg, Walter Lemon III and Stewart Straus. Board Members Renee Cannon and Anissa Crane were excused.

Senior Planner John Osterberg, Associate Planner Colin Cooper, AICP, Associate Planner Tyler Ryerson, Transportation Engineer Sean Morrison and Recording Secretary Sandra Pearson represented staff.

## **VISITORS:**

Chairman Williams read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

## **NEW BUSINESS:**

### **PUBLIC HEARINGS:**

Chairman Williams opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

Mr. Edberg advised Chairman Williams that the engineer for the Meridian Village project is his former employer, adding that he does not intend to participate in this decision.

### **A. BDR 2000-0024 – FOUNTAIN COURT TYPE 3 DESIGN REVIEW**

The applicant requests Design Review approval to develop a 97-unit multi-family subdivision, including building, landscape, parking lot, street and lighting design, on a location west of SW Springbrook Avenue on SW Barrows Road. The

development proposal is located on property identified by Washington County Assessor's Map 1S1-33CC, Tax Lots 100, which is zoned Town Center – High Density Residential (TC-HDR); and 200, which is zoned Town Center – Medium Density Residential (TC-MDR).

Associate Planner Colin Cooper requested that the Public Hearing be continued until July 27, 2000.

Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion that BDR 2000-0024 – Fountain Court Type 3 Design Review be continued to a date certain of July 27, 2000.

Motion **CARRIED**, unanimously.

**B. BDR 2000-0071 – GRAMOR BOARD OF DESIGN REVIEW CONDITIONS OF APPROVAL MODIFICATIONS TYPE 3 DESIGN REVIEW**

The applicant requests Design Review approval to modify the original conditions of approval of application BDR 99-00035, pertaining to revisions to access design for an approved multiple-use commercial center along the north side of SW Scholls Ferry Road and the west side of SW Murray Boulevard. The development proposal is located on Assessor's Map 1S1-32DA, Tax Lots 100, 500, 700 and 800; and Assessor's Map 1S1-32AD, Tax Lots 800 and 900. The development area is zoned Town Center-Sub Regional (TC-SR), Light Industrial (LI), and Urban Standard Density (R-5).

Mr. Cooper presented the Staff Report and described the application for modification of three of the original conditions of approval of application BDR 99-00035, which he described as a housekeeping item on behalf of the applicant. He observed that these conditions relate to access to the site and specifically to improvements that were restricting access in the Washington County right-of-way, adding that these modifications have already been approved by the county and that staff is recommending approval.

**APPLICANT:**

**MATT GRADY**, 19767 SW 72<sup>nd</sup> Avenue, Suite 100, Tualatin, OR 97062, representing Gramor Development, discussed efforts resulting in this application, specifically changes and adjustments that had been made to the right-of-way, and offered to respond to any comments or questions.

**PUBLIC TESTIMONY:**

On question, no member of the public appeared to testify at this time.

The public portion of the Public Hearing was closed.

Mr. Lemon questioned the modification, and Mr. Cooper clarified that BDR 2000-0071 modifies BDR 99-00035, adding that adoption of BDR 2000-0071 will modify BDR 99-00035 by reference.

Mr. Lemon **MOVED** and Mr. Edberg **SECONDED** a motion for the approval of BDR 2000-0071 – Gramor BDR Conditions of Approval Modifications Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 13, 2000, as amended, including Condition of Approval No. 1.

Motion **CARRIED**, unanimously.

### **OLD BUSINESS:**

#### **CONTINUANCES:**

#### **A. BDR 2000-0057 – MERIDIAN VILLAGE RESIDENTIAL & RETAIL DEVELOPMENT TYPE 3 DESIGN REVIEW**

(Continued from June 8, 2000)

The applicant requests Design Review approval for a mixed-use residential and retail development, including 65 townhomes, 12 single-family cluster units on individual lots and three buildings containing approximately 8,700 square feet of speculative retail or office space with 12 residential lofts above the speculative space. The development is proposed to be located on the north side of Baseline Road between SW 170<sup>th</sup> Avenue and SW 173<sup>rd</sup> Avenue on Assessor's Map 1S1-06AC, Tax Lot 600; and Assessor's Map 1S1-06AD, Tax Lot 14600. This site is zoned Station Community-High Density Residential (SC-HDR).

Mr. Cooper presented the Staff Report and described the request for this development, observing that the applicant's presentation should adequately illustrate the proposal.

Mr. Lemon referred to staff's memorandum, specifically the parking situation, and Mr. Cooper advised him that the property owner is responsible for ensuring compliance with parking constraints.

#### **APPLICANT:**

**RALPH TAHRAN**, 17355 SW Boones Ferry Road, Lake Oswego, OR 97035, introduced Jerry Offer, Steve Dixon and M. Fares Kekhia, all of whom represent Otak Architects. He expressed his appreciation of staff's support of this project, observing that the applicant has been aware of problems associated with the introduction of minimum density to this area. He referred to pages 10 and 12 of the Staff Report and discussed the applicant's proposal for the development and efforts at achieving density requirements. He provided illustrations of the

development, including an overhead view and a depiction of the front of the structures along Baseline Road.

**JERRY OFFER**, 17355 SW Boones Ferry Road, Lake Oswego, OR 97035, representing Otak Architects, expressed his agreement with the recommended Conditions of Approval, adding that the applicant requests that the parking issue be dealt with in a certain manner, which he described. He pointed out that the applicant is uncertain at this time of the future uses for what he referred to as the “speculative spaces”, explaining their intent to determine this use at some future time.

Mr. Straus referred to the elevation of the proposed development, observing that this provides a perfect opportunity to create a unique identity for this project, suggesting that the applicant consider some special design feature.

At the request of Mr. Lemon, Mr. Cooper provided a color board for review.

#### **PUBLIC TESTIMONY:**

**JOANN EDEN**, 1180 NW Weybridge Way, Beaverton, OR 97006, Co-Chairperson of the Five Oaks/Triple Creek NAC, presented a chart indicating boundaries of this substantial NAC, which actually consists of two separate NACs. She discussed the history of the proposed Meridian Village development as it relates to her NAC, observing that the original presentation had been comparable to Orenco Station and expressing her opinion that this was substantially different from site plans later submitted. She expressed concerns with creating a “child-friendly” atmosphere, and introduced newly elected Vice-Chairperson Stephanie Arnold, as well as David Kamin, Pat Russell and Christine Hurd, all of whom also represent this NAC.

**STEPHANIE ARNOLD**, 18128 NW Cambry Street, Beaverton, OR 97006, Vice-Chairperson of the Five Oaks/Triple Creek NAC, observed that she is new to this country and apologized for her ignorance of some of the local codes and regulations. She discussed her concerns with safety issues of the proposed development and references to Orenco Station, observing that this development had been illustrated in the May 2000 issue of Better Homes and Gardens.

**DAVID KAMIN**, 17870 NW Sedgewick Court, Beaverton, OR 97006, Co-Chairperson of the Five Oaks/Triple Creek NAC, expressed his opinion that this proposed development has the unique opportunity of setting the stage for future development in the area. He discussed the potential vision he envisions for this area, and provided illustrations of developments located throughout NW Portland, which meet density requirements and provide subterranean parking, utilizing designs that are attractive and do not infringe upon the rights of adjacent property owners. He also provided an illustration of Orenco Station, observing that a nationally recognized development of this type would be welcome in Beaverton.

**PAT RUSSELL**, King's Court, 16308 SW Estuary Drive, #208, Beaverton, OR 97006, representing the Five Oaks/Triple Creek NAC, discussed the City of Beaverton's Comprehensive Plan and the importance of pedestrian spaces. He referred to a letter dated June 8, 2000, adding that he had submitted copies, emphasizing that his NAC is paying particular attention to actions of the City of Beaverton. He expressed concern with the proposed style of the development and emphasized the importance of the level of quality of any development and pointed out that contrary to Mr. Cooper's comment, natural resources did exist on the site at one time. He expressed concern with the control of glare from lighting within the development, as well as parking and traffic issues.

Mr. Straus mentioned that generally neighborhood groups express opposition to any development, and expressed his appreciation of the Five Oaks/Triple Creek NAC's efforts to provide input for this development. He questioned whether this NAC has any specific recommendations for this development.

Mr. Russell observed that the neighborhood is in support of the density requirements, and advised Mr. Straus that they had actually made suggestions for the subterranean parking and provided the illustrations of the developments in NW Portland. He referred to the City of Beaverton as the "master builder", and disagreed, when informed by Mr. Straus that the City of Beaverton is not actually involved in this capacity.

Mr. Kamin distributed packets containing information regarding several local developments.

**CHRISTINE HURD**, 840 SW 167<sup>th</sup> Avenue, Beaverton, OR 97006, explained that she is here to discuss traffic issues connected with the project, rather than the actual design. She discussed a traffic calming study that had been done in her neighborhood, emphasizing that the City had determined that the neighborhood does not qualify for traffic calming and requested that this development be required to provide measures that will address these traffic safety concerns.

On question, **RACHEL NETTLETON**, 1241 SW Kiley Way, #83, Beaverton, OR 97006, and **NANCY JOHNSON**, 16905 SW Kattegat Drive, Beaverton, OR 97006, were not present, and Chairman Williams observed that their cards had been submitted when the Public Hearing had been continued on June 8, 2000.

7:38 p.m. to 8:00 p.m. – break.

#### **APPLICANT'S REBUTTAL:**

Mr. Tahran discussed problems encountered in the applicant's efforts to meet the density requirements and explained how they had determined that the underground parking was not feasible. He pointed out that while the applicant also appreciates what is offered at Orenco Station, they do not have some of the

options available at that site. He expressed support of the project and urged approval.

Mr. Offer expressed support of the project and described efforts to address concerns that had been expressed by the public.

Mr. Lemon apologized for the lack of information packets, which had been misplaced since the continuance, and questioned the trash enclosure, which was explained by Mr. Offer.

**STEVE DIXON**, 17355 SW Boones Ferry Road, Lake Oswego, OR 97035, representing Otak Architects, discussed the landscaping proposed for the project.

Mr. Cooper commended the NAC for their involvement in this application and clarified several issues that had been addressed.

Mr. Morrison discussed the request for traffic calming by Ms. Hurd and described the requirements for traffic calming, which involves a separate action from this application.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion for the approval of BDR 2000-0057 – Meridian Village Residential and Retail Development Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated June 8, 2000, including Conditions of Approval Nos. 1 through 25, with the following modifications and additions:

12. The screening for the HVAC equipment units shall be submitted to staff at the City of Beaverton for review and approval;
21. ~~The applicant shall be limited to no more than 4,340 square feet of retail in the commercial space provided.~~
22. ~~The applicant shall not be able to provide any eating or drinking establishments based on the proposed parking.~~
26. An architectural masonry and wrought iron fence system shall be added between buildings 5 and 7, 7 and 10, and 10 and 12.
27. The end elevations of the retail buildings as shown on Sheet A-1 shall have added popouts constructed, or windows, or brick detailing simulating windows.

28. Uses within the commercial spaces within Meridian Village shall be required to provide adequate numbers of parking spaces consistent with the applicable standards of Development Code Sections 20.20.70, Table 4, or other applicable minimum parking standards of the City of Beaverton. It shall be the responsibility of the property owner or their agent to demonstrate that adequate parking is provided for the combination of uses in these spaces at the establishment of any new tenant on the site. The site owner should be aware that this condition might significantly limit the areas of retail usage or eating and/or drinking establishments. A tenant improvement building permit shall not be issued without additional information being provided to the City of Beaverton, providing that adequate parking is available for the building's use.
29. The area designated as play area between buildings 7 and 10 shall be enclosed with a metal fence system.
24. The applicant shall install ~~Portland Globe street light for all public street light standards~~ decorative acorn lights on SW Whitley Way ~~and the commercial parking lot area~~. The applicant shall also install shoebox lighting mounted no higher than twenty feet for the commercial parking lot.

Motion **CARRIED**, unanimously, with the exception of Mr. Edberg, who abstained from voting on this issue.

#### **APPROVAL OF MINUTES:**

The minutes of May 25, 2000, as written, were submitted and accepted.

The minutes of June 8, 2000, as written, were submitted. Chairman Williams asked if there were any changes or corrections. Chairman Williams referred to page 15, suggesting that the second paragraph be deleted. Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion that the minutes be adopted as written and amended.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Lemon, who abstained from voting on this issue.

The minutes of June 22, 2000, as written, were submitted and accepted.

#### **OLD BUSINESS:**

##### **CONTINUANCES:**

- B. **BDR 2000-0039 – WESTSIDE CHURCH OF CHRIST FACILITY EXPANSION TYPE 3 DESIGN REVIEW**

(Continued from June 22, 2000)

The applicant requests Design Review approval to expand the existing church facility by approximately 12, 214 square feet for the purpose of adding a new office and classroom wing facing SW Walker Road and the addition of parking spaces, including building, landscape, street, parking lot and lighting design, on the corner of NW 174<sup>th</sup> Avenue and NW Walker Road at 17415 NW Walker Road. The development proposal is located on Washington County Assessor's Map 1N1-31DB, Tax Lot 5001 and is zoned Urban Standard Density (R-7).

Senior Planner John Osterberg presented the Staff Report and described the applicant's proposal for the expansion of their existing church facility, observing that this particular request concerns only Phase 3 of their proposal. He concluded his presentation, stating that staff has reviewed this proposal which meets all criteria and recommends approval.

**APPLICANT:**

**JON NORDBY**, 1400 NE 48<sup>th</sup> Avenue #400, Hillsboro, OR 97124, Construction Manager for the project, presented a brief historical description of what was at one time a church/school and the applicant's proposal to more closely resemble a church.

Mr. Lemon expressed his appreciation of the proposed utilization of masonry.

On question, Mr. Nordby described the proposed materials and clarified future plans.

**PUBLIC TESTIMONY:**

**TRACY STONE**, 17532 NW Bernard Place, Beaverton, OR 97006, provided pictures of the church facility near her property, expressing her approval of the application which she feels would be an improvement to the neighborhood. She expressed concern with the parking issue and the visual aspects of the parking lot, and discussed landscaping and irrigation and her concerns with the enforcement. She observed that she is representing Barbara Vick who had submitted a letter expressing her concerns.

**APPLICANT REBUTTAL:**

Mr. Nordby discussed a donation to Tualatin Valley Parks and Recreation Department of a portion of the creek area.

Mr. Osterberg clarified that the Development Code provides for the perpetuity of the landscaping.

Mr. Morrison referred to the requirement for the sidewalk, emphasizing that it is not contradictory to the letter submitted to Mr. Osterberg and referred to the county conditions on Walker Road.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion for the approval of BDR 2000-0039 – Westside Church of Christ Facility Expansion Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated June 22, 2000, including Conditions of Approval Nos. 1 through 20, with the following addition:

21. The concrete bollards at the drop-off area shall be located at least two feet from the back of the edge of the curb.

Motion **CARRIED**, unanimously.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion that the Board of Design review waive the rule prohibiting business after 10:00 p.m. and continue the meeting to complete the last to items on the agenda.

Motion **CARRIED**, unanimously.

### **NEW BUSINESS:**

#### **PUBLIC HEARINGS:**

#### **C. BDR 2000-0080 – IHOP RESTAURANT OFF SW REGATTA LANE TYPE 3 DESIGN REVIEW**

The applicant requests Design Review approval for a proposed restaurant, including a building of approximately 4,022 square feet in size, associated parking, landscaping and pedestrian walkways to be located off SW Regatta Lane near the southwest corner of SW Walker Road and SW 158<sup>th</sup> Street. The development proposal is located on Assessor's Map 1S1-05BA, Tax Lot 1300 and is zoned Office Commercial (OC).

Mr. Ryerson presented the Staff Report and submitted a materials board and a memorandum describing action taken by the Planning Commission on July 12, 2000. He explained the proposed development and described the site of this proposed restaurant and mentioned Condition of Approval No. 6, which is included in the memorandum he had distributed. He stated that staff recommends approval of this application, based upon the Conditions of Approval.

#### **APPLICANT:**

**KEVIN KLINE**, 2277 Watt Avenue, Sacramento, CA 95825, representing FW Becker Architects, expressed appreciation to Boardmembers for continuing beyond their 10:00 p.m. deadline. Commending the efforts of the staff, he expressed his opinion that they have provided necessary assistance allowing the applicant to achieve an excellent project that meets and exceeds requirements.

**ED KEEGAN**, 4961 Milano Way, Martinez, CA 94553, discussed the height of the parapet and assured Chairman Williams that all equipment will be completely sealed inside the structure. On question, he advised Mr. Edberg that stormwater treatment would be achieved by connecting into the system designed for the overall subdivision.

**PUBLIC TESTIMONY:**

On question, no one from the public appeared to testify at this time.

On question, staff offered no further comments on the application.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Beighley **SECONDED** a motion for the approval of BDR 2000-0080 – IHOP Restaurant off SW Regatta Lane Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 13, 2000, including Conditions of Approval Nos. 1 through 22, with the following addition:

23. A set of code approved cast in place concrete steps shall be added to the project. The steps will be located at the intersection of the pedestrian plaza and the new entrance walk from Walker Road. The steps will provide access to Walker Road from the pedestrian plaza.

Motion **CARRIED**, unanimously.

**D. BDR 2000-0032 – NEXTEL CELLULAR MONOPOLE AT TV HIGHWAY TYPE 3 DESIGN REVIEW**

The applicant requests Design Review approval to install a cellular monopole, an antenna and an equipment shelter on an existing self-storage facility at 14225 SW Tualatin Valley Highway. The development proposal is located on Assessor's Map 1S1-16BB, Tax Lot 2000, is zoned General Commercial and is approximately 2.28 acres in size.

10:25 p.m. – Mr. Morrison and Mr. Ryerson left.

Mr. Cooper presented the Staff Report and described the proposed application and the design of the structure.

**APPLICANT:**

**STEVEN TOPP**, 12566 SW Bridgeview Court, Tigard, OR 97223, described the application, and expressed agreement with Conditions of Approval, with the exception of Nos. 7 and 8.

**PUBLIC TESTIMONY:**

On question, no member of the public appeared to testify at this time.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Beighley **SECONDED** a motion for the approval of BDR 2000-0032 – Nextel Cellular Monopole at TV Highway Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 13, 2000, including Conditions of Approval Nos. 1 through 10, with the following additions and modifications:

3. Deletion of the capitol T at the end of the paragraph.
4. ~~The design and materials of the trash enclosures shall be compatible with the subject development and shall be a minimum of 6 feet in height.~~
8. The applicant shall construct the new garbage area using black vinyl chain link fencing ~~CMU block material with painted to match the existing storage building. The structure shall have a black vinyl covered chain link gate fence with vinyl slats throughout the system slates gate.~~ The entire fencing system shall be a minimum of six foot high.
11. The applicant shall allow for all revolt collocation antennas on the monopole.

Motion **CARRIED**, unanimously.

**MISCELLANEOUS BUSINESS:**

The meeting adjourned at 10:45 p.m.